

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering **Staff:** Timothy A. Welch, P.E.
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Project Name: Henderson Mental **Case #:** 80-R-02
Clinic
330 S.W. 27th Avenue

Date: 7/23/02

Comments:

1. The engineer of record shall obtain a general or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this site. The permit/license shall be submitted with owner's application for a building permit.
2. The engineer's paving, grading, and drainage plan shall incorporate sufficient existing and proposed design features (elevations, structures, facilities, etc.) for staff confirmation that surface water runoff is adequately managed both on-site and off-site (within the public right of way).
3. Pursuant to Section 105-33 of the City's Engineering Construction Standards and Specifications all sidewalk in commercial and business use areas shall be a minimum of six (6) inches thick. Please revise details on sheets referencing sidewalk accordingly.
4. An eighty (80) foot right of way width requirement exists for S.W. 27 Avenue. Please proceed with the dedication of the additional ten (10) feet of right of way for satisfaction of the Broward County Trafficways Plan prior to final DRC authorization. The documents shall be presented on forms provided by Brad Terrier/Broward County Engineering Division. An e-mail from Brad will be required confirming the dedication prior to applicant receiving Engineering authorization of the DRC plans.

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5. A private sewer pumping station is indicated on the plans with proposal to pump to the Sunset Colony system. The Sunset Colony system is a private station and cannot accept this sewer flow as it is contrary to Utilities Department Policy. Please design for connection to an alternate discharge location and pre-verify adequacy for transmission and treatment capacity with Maurice Tobon, P.E., Project Engineer, Utilities Dept.
6. The engineer shall apply for a sanitary sewer agreement for temporary sewer service and owner is alerted to the fact that the City is currently in the process of sewerage all unsewered portions of the City that are not currently sewerage. At such time as new gravity sewer is available City Ordinances (and provisions in the eventual temporary Sanitary Sewer Service Agreement) require that the owner shall properly abandon any temporary services and connect to the City's new sewer system. Specific timeframes are incorporated in the City Ordinances.
7. Provide a turn around only parking space at the end of the dead end parking area at the northwest corner of the site pursuant to Section 47-20 of the City Ordinances.
8. A City and a County Engineering permit is required for new taps on S.W. 27 Avenue.
9. In review of sheet 4 of 4 (engineering plans) the engineer has inserted alternate details for thrust restraint and fire hydrant assembly. The City's standard detail sheet shall apply for all connections and extensions from City facilities. Please insert the City details into the drawing set and remove these specific details since the City does not allow thrust blocks for restraining pipe. County permit criteria and details shall apply for non-utility related facilities.
10. Provide a photometric plan (lighting) for new parking areas in accordance with Section 47-20.14 of the City Code of Ordinances.
11. Note that any trees proposed within S.W. 27 Avenue right of way will require applicable Broward County approvals, as necessary, so engineer and architect are alerted to contact BCED to determine those requirements and comply with them.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Henderson Mental Health
Center.

Case #: 80-R-02

Date: 7-23-02

Comments:

Flow test required for DRC approval.

Fire sprinkler and standpipe systems required at permit phase

Alarm system required at permit phase

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Henderson Mental Health Center

Case #: 80-R-02

Date: July 23, 2002

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Henderson Mental Health Center

Case #: 80-R-02

Date: 7/23/02

Comments:

1. Provide a list of the existing trees and palms on site, their names, sizes, and disposition (remain, be relocated, or be removed). Provide the calculations for the "equivalent replacement" of removals.

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Division: Planning

Member: Angela Csinsi
828-5984

Project Name: Henderson Mental Health Center

Case #: 80-R-02

Date: July 23, 2002

Comments:

Request: Site Plan Level III Review for 67,685 s.f. Mental Health Care Center in B-2 and CB zoning districts

1. This site was previously reviewed as Case Nos. 27-ZR-99 and 81-R-00. These revised plans will require a new Site Plan Level III review for the site plan and parking reduction.
2. Provide a revised parking reduction study to Tim Welch, Engineering Design Manager, for review.
3. Buildings larger than 10,000 s.f in CB zones are subject to neighborhood compatibility. Provide a narrative explaining how this application meets the Neighborhood Compatibility requirements (ULDR Section 47-25.3).
4. Discuss the dead end parking spaces at the west section of the site adjacent to SW 27 Avenue with engineering representative.
5. There are a few areas on the photometric plan that exceed the 0.5 limit on the adjacent residential properties. Please revise the lighting plan so that no levels are above 0.5 on the adjacent properties.
6. Include the required and all proposed setbacks for the project in the site data table on the site plan.
7. Provide a copy of the most current recorded plat and amendments, for the proposed site.
8. Note: the City Commission recently approved a revision to the site plan expiration section. Site plan approvals are valid for 18 months from the date of Final DRC. An applicant must apply for a building permit within this 18-month period. Then the applicant has an additional 6 months to pull the permit. If no permit is applied for within 18 months, the site plan approval shall expire.

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9. Additional comments may be forthcoming at DRC meeting.

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Division: Police **Member:** Det. Caryn Cleary-Robitaille
(954) 828-6419

Project Name: Henderson Mental Health Center **Case #:** 80-R-02

Date: 07/23/02

Comments:

Parking Garage:

How will both vehicular and pedestrian traffic be controlled?

The proposed four foot fencing will not keep unwanted persons from entering the garage.

Parking garage lighting should meet the standards set by the IESNA (Illuminating Engineers Society of North America).

Stairwell doors, at grade level, should not allow entry. These doors should have an annunciator, should they be propped open.

A CCTV system should be in place in the parking garage and stairwells. This should be recorded and monitored by security.

The security system in the parking garage should include a panic button located near the elevator on each floor.

Mental Health Center:

Impact-resistant glass should be used on all lobby glass areas. This should be accompanied by a glass-braking sensor system.

All first floor exterior doorways should be on a perimeter alarm system.

CCTV is recommended in all public areas. The receptionist area, as well as the elevator and public bathroom lobby area, should be monitored and recorded.

Interior stairwell doors on the first floor should be self-locking. An annunciator should sound if these doorways are left open.

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The doors to the electrical room need to be secured. Access to the center could be gained through the exterior electrical room door.

Access control should be used to define the public areas from the employee work areas.

A card access system is recommended on both the facility entrance door, located in the elevator lobby area and the door leading to the rear corridor behind the receptionist area. Any door protecting a workplace area should be on a card access system.

The fourth floor shows the mixed use of public and private space. This could lead to problems between employees and clients. It is recommended that any client or non-employee be escorted to their destination if it is beyond the first floor.

How will access and use of the terraces be controlled?

Please submit comments in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Henderson Mental Health Center

Case #: 80-R-02

Date: 7/23/02

Comments:

1. Parking reduction review and approval required prior to final DRC review.
2. Provide ramp slopes pursuant to section 47-20.9.
3. Provide setbacks on floor and elevation plans at every level where the steps back above the forty (40) foot building height.